

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 P.M. WORK SESSION
February 25, 2014

PRESIDING:	Mark Shepherd	Mayor
PRESENT:	Keri Benson	Councilmember
	Kent Bush	Councilmember
	Ron Jones	Councilmember
	Mike LeBaron	Councilmember
EXCUSED:	Bruce Young	Councilmember
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Scott Hodge	Public Works Director
	Eric Howes	Community Services Director
	Rich Knapp	Administrative Services Director
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Kathryn Murray, Becky Brooks – Planning Commission, John Petroff – Davis County Commissioner, Louenda Downs – Davis County Commissioner, Bret Millburn – Davis County Commissioner

Mayor Shepherd called the meeting to order at 6:03 p.m.

DISCUSSION ON HISTORIC PRESERVATION WITHIN THE CITY

Adam Lenhard, City Manager, distributed handouts and reported staff had been asked to explore the viability of creating a historic preservation district within the City. He informed the Council that the initial neighborhood selected was east of Mabey Pond between 200 South and 450 South. He stated Councilmember LeBaron had met with over 100 property owners and been involved in distributing information and holding a neighborhood meeting in January. He suggested the handouts would provide significant information and facts to the Council and staff would be requesting direction.

Mr. Lenhard informed the Council that the objective in designating an historical district was to encourage rehabilitation and reuse for neighborhoods as opposed to redevelopment. He shared a visual illustration of the proposed neighborhood. He explained the possible impact to the residents if the City created a historic designation for the neighborhood and referred to handouts provided by the Utah Heritage Foundation.

- Residents would be assured the character of the neighborhood would remain the same.
- Utah Historic Preservation Tax Credit would be available.

Mr. Lenhard emphasized historic preservation didn't have anything to do with owner occupancy. Councilmember LeBaron clarified once an overlay had been approved (historic designation) single family dwellings couldn't be converted to a duplex. Councilmember Bush inquired about limitations for additions to dwellings. Mr. Lenhard responded they could be allowed with specific restrictions and explained the possible scenarios and pointed out the inside of the home could be "modernized". A discussion took place regarding what improvements would be allowed.

Mr. Lenhard explained the impact to the City in creating an historic district.

- Clearfield would have to become a "Certified Local Government" through the Utah Division of State History.
- The Council would have to adopt an approved preservation ordinance.
- The Council would have to appoint an historic preservation commission.

Councilmember Bush asked if the District would be a zoning area. Mr. Lenhard responded the District wouldn't require any zoning. He expressed concern with the verbiage in the sample ordinance and distributed a copy. Mr. Lenhard asked if historic preservation was a goal of the Council and explained the guidelines associated with designating an appointed commission. He requested input and feedback from the Council. A discussion took place during which Councilmember LeBaron explained how the idea originated. He stated the gentleman that spoke to the residents from the Heritage Foundation suggested the City consider the Ross Drive area as the historical district because of the layout of the subdivision and the streets, as well as the character of the homes. He expressed his opinion the designation would allow the demographics to change in a neighborhood and spoke about Sugarhouse, Ogden City and the Avenues in Salt Lake to illustrate his point. He believed this would be a tool residents could use to renovate their properties.

Mayor Shepherd inquired if a majority of the residents in the neighborhood would have to agree to the designation. Councilmember LeBaron responded that wasn't the case and some residents could even "opt out" of the designation. Councilmember Bush requested clarification the historic designation would be limited to homes fifty years or older and expressed his opinion some in the area weren't that old. Councilmember LeBaron responded homes that were thirty years old could be included in the designation.

Mayor Shepherd expressed concern the historic designation would restrict the City in regard to future redevelopment for properties immediately surrounding Mabey Pond and believed these properties weren't necessarily "historical" in nature. Councilmember LeBaron responded the proposed neighborhood was east of Mabey Pond, and didn't include the properties surrounding the pond. Mayor Shepherd added he couldn't think of any neighborhood which consisted of homes that had unique architecture.

Councilmember LeBaron inquired about the impact to staff in designating an historical district. Mr. Lenhard suggested the Council determine what its priorities were and if the issue were prioritized, staff would identify how it would be accomplished. Councilmember LeBaron suggested staff study the issue and impacts and present findings next year. Mr. Lenhard proposed placing the historic designation on the 2020 Strategic Plan. Councilmember Benson suggested

letting the citizens decide where the historic preservation district should be identified, considering all areas of the City before staff devoted a significant amount of time. Councilmember Jones expressed agreement in making sure there was enough interest from the residents but expressed concern whether Clearfield City residents had the means to expend funds for improvements in order to receive the tax benefit. He emphasized the first step would be determining the interest from the residents. Councilmember Bush agreed the residents should be the ones saying they want the historic preservation district in their neighborhood. The Council directed Mr. Lenhard to add the historic preservation to the Strategic Plan update.

UPDATE FROM THE DAVIS COUNTY COMMISSIONERS

Commissioner Louenda Downs, Commissioner Bret Millburn and Commissioner John Petroff updated and discussed with the Council the following issues pertaining to or impacting Clearfield City:

- Clearfield Station
- Transportation
- Legislation specific to clean air
- Interstate interchanges located within the City
- Emergency 911 server interfacing

Councilmember Young arrived at 6:54 p.m.

- Trails system
- Air show and balloon festival

The meeting adjourned at 7:00 p.m.

**APPROVED AND ADOPTED
This 11th day of March, 2014**

/s/Mark R. Shepherd, Mayor

ATTEST:

/s/Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, February 25, 2014.

/s/Nancy R. Dean, City Recorder